

FILED
OCT 23 11 39 AM '73
DONNIE S. TAKKERSLEY
R.H.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Linda L. Powell and John S. Powell

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank
Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand Nine Hundred Seventy-One and 20/100ths -----Dollars (\$ 8,971.20) due and payable in eighty-four (84) equal monthly installments of One Hundred Six and 80/100ths (\$106.80) Dollars each beginning November 20, 1973 and continuing on the same day of each successive month thereafter until paid in full

with interest thereon from ~~the~~ maturity the rate of eight per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.06 acres, more or less, as shown on a plat entitled "Property of Linda L. & John S. Powell" prepared by C. O. Riddle, Reg. L. S., dated October 11, 1973, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-C at Page 92, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of E. Georgia Road at the joint corner of the within described tract of land and a tract of land now or formerly of Arthema Tucker and running thence with said road, N. 81-23 E. 428.3 feet to a nail and cap; thence continuing with E. Georgia Road, N. 78-32 E. 90.5 feet to a nail and cap in said road; thence down Satterfield Road, S. 5-30 W. 292.5 feet to an iron pin in said Satterfield Road; thence with the line of property now or formerly of Walter W. Jones, S. 81-51 W. 430.5 feet to an iron pin; thence continuing with the line of property now or formerly of Walter W. Jones N. 19-33 W. 93.7 feet to an iron pin; thence with the line of property now or formerly of Arthema Tucker, N. 8-22 W. 183.6 feet to the point of beginning.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber, the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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